

## APPROVED MEETING MINUTES

### REGULAR MEETING OF THE CITY OF ALAMEDA HISTORICAL ADVISORY BOARD THURSDAY, FEBRUARY 3, 2011

1. CONVENE: 7:00 p.m.
2. ROLL CALL: Present: Chair Owens, Vice Chair Rauk, Board Members Hoffman, Jasper, and Lynch
3. MINUTES: Meeting of January 4, 2010  
Jasper proposed, Lynch seconded the motion to approve the minutes as amended (5-0).
4. AGENDA CHANGES AND DISCUSSIONS: None.
5. ORAL COMMUNICATIONS: None.
6. WRITTEN COMMUNICATIONS: Preserve America Nomination as presented to Mayor Gilmore.
7. REGULAR AGENDA ITEMS:

#### **7-A "Community Planning Strategy for Alameda Point"**

The Historic Advisory Board will hold a public hearing to discuss Reuse of Historic Structures at Alameda Point (AT).

Margaret Kavanaugh-Lynch presented the workbook and the general timeline of the Community Planning Strategy effort.

Chair Owens opened the public comment period.

Mr. Gary McAfee, Alameda resident, is in favor of reusing the historic structures utilizing strategic economic adaptation and generating an income with similar uses as originally intended on a temporary 5-10 year basis, until a viable residential component can be accommodated with a second tunnel to alleviate traffic.

Vice Chair Rauk asked if he had ideas for longer term leases.

Mr. Gary McAfee suggested a shore museum with an emphasis on small boat motors.

Chair Owens closed the public comment period.

Board member Lynch asked who is funding the planning effort.

Margaret Kavanaugh-Lynch stated that the City was funding this planning effort.

Board member Lynch asked how an increase in housing units would fund the development, when it would be cheaper to construct retail or commercial uses, instead of residential units.

Margaret Kavanaugh-Lynch explained that in general the residential uses generate more long-term income than commercial uses. She concurred that the cost to maintain residential units is in fact more expensive than commercial units, however, residential uses could in turn provide funding to upgrade the aging infrastructure.

Chair Owens questioned the implicit advantage of constructing residential uses over other types of uses to fund the development. He stated that the economy goes through cycles and that in the future non-residential uses may be more favorable than housing units.

Board member Hoffman asked where the Veterans Affairs Hospital would be located and where the potential Lawrence Berkeley Labs (LBL) could be located.

Margaret Kavanaugh-Lynch provided a brief overview of the locations for the Maritime Administration fleet (MARAD), Water Emergency Transportation Administration (WETA) and LBL could be located. She also explained that the City is currently reviewing its lease arrangements with the tenants at the base and that the City is considering to expand the lease terms to more than 10 years to encourage building rehabilitation by tenants.

Board member Lynch asked who would be making decisions on this project and how the different factors would be weighed in the end.

Margaret Kavanaugh-Lynch explained that no decisions have been made and that this planning effort is at its basis a summary of lessons learned. However, this planning effort is also constructed to glean the community's preferences and priorities so that these preferences can be weighed when the City Council makes decisions.

Board member Jasper commented that many buildings could be reused and that careful consideration should be given to the economic viability and traffic impacts. He urged that the City Council and the community be on the same page and develop an attractive project. He asked that the theatre, O-Club and other important buildings be maintained and put to highest and best use.

Chair Owens asked if staff is preparing a new land use plan for the future development.

Margaret Kavanaugh-Lynch stated that staff was indeed developing a land use plan, that would then set the parameter for future development.

Chair Owens asked what the infrastructure costs are that are needed to update the historic district.

Margaret Kavanaugh-Lynch stated that she would request that the Public Works provide that information for the next meeting. She stated it is her understanding that much of the sanitary sewer, water, and electrical infrastructure is failing and requires significant upgrades.

Chair Owens asked which portions of the districts would benefit from the upgrades, would it only be the residential portions.

Margaret Kavanaugh-Lynch explained that the utilities would be sized to accommodate the appropriate development densities.

Board member Jasper asked whether a hazardous material assessment phase I had been completed for the Point and if a copy was available.

Margaret Kavanaugh-Lynch stated that the Navy has prepared such a document and that she would try to provide this document at the next meeting.

Board member Hoffman stated that he considers the Officer's Housing historic and would like to see them reused or even moved to a more useful location. The Chief Petty Officer's housing could be removed to allow for other redevelopment.

Margaret Kavanaugh-Lynch stressed that the planning effort is ongoing and collaborative and that the HAB is specifically being asked to provide comments in this planning project.

Vice Chair Rauk stated that she would like to better understand the state of disrepair of the buildings and the cost of rehabilitation, because it would better inform the decision on what needs to be kept and maintained.

Board member Lynch asked about the timeline to provide feedback and when other information (cost estimates for rehab, state of infrastructure and buildings, contamination constraints) could be provided to better inform the HAB recommendations on the planning process.

Margaret Kavanaugh-Lynch said that the information required would be provided at a future meeting and that there would be several opportunities to provide the HAB feedback. She asked whether the board would like a tour of Alameda Point.

The board members supported this suggestion and recommended a weekend date for the tour.

Chair Owens asked if there were any favorable or unfavorable comments on the previous planning studies. He did not favor the extensive demolition of historic structures in all planning studies.

The board supported extending leases to allow long-term maintenance by existing tenants. They also supported allowing the sale of the buildings to generate income that could be used for maintenance on other buildings.

Board member Hoffman would like to see a mix of uses throughout the area as long as its comes together as a cohesive neighborhood.

**7-B Proclamation of Historic Preservation Season** Review and recommend Historic Preservation Season Proclamation to City Council (SW).

Board member Lynch amended the proclamation and announced that the season of historic events would be sent at a later time.

Chair Owens proposed, seconded by Vice Chair Rauk to approve and recommend the proclamation as amended to City Council. Motion passes 5-0.

8. BOARD COMMUNICATIONS:

8-A **Endangered Historic Places List – American Institute of Architects – East Bay Chapter Nomination.** Informational discussion only. No Action will be taken on this item (DO).

Chair Owens explained the program. He stated that the application request would be sent by early March 2011.

9. STAFF COMMUNICATIONS:

Margaret Kavanaugh-Lynch stated that staff was working on training opportunities for the Board members, but that there likely was no budget to send commissioners to training opportunities.

Vice Chair Rauk requested that staff seek out Mills Act training opportunities that would outline the administrative steps that would be required to implement Mills Act.

Margaret Kavanaugh-Lynch stated that the subcommittee is working on the ordinance.

Board member Lynch explained the process for reviewing the potential NAS buildings and appurtenances to the Historic Study List, which would be discussed at the next HAB meeting.

10. ADJOURNMENT: 8:30 p.m.